



Westfield

September 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
1	121 Cottage Place	Ranch	3	1.0	9	\$575,000	\$575,000	\$622,000	108.17%	\$455,300	1.37
2	1 Faulkner Drive	SplitLev	4	2.1	1	\$690,000	\$690,000	\$690,000	100.00%	\$537,100	1.28
3	821 Embree Crest	Colonial	3	2.1	27	\$747,999	\$732,900	\$713,000	97.28%	\$613,600	1.16
4	1240 Rahway Avenue	SplitLev	4	2.0	8	\$729,000	\$729,000	\$729,000	100.00%	\$546,800	1.33
5	215 Seneca Place	Colonial	4	2.2	53	\$785,000	\$785,000	\$816,000	103.95%	\$636,600	1.28
6	111 Prospect Street	OneFloor	2	2.1	21	\$849,000	\$849,000	\$840,000	98.94%	\$648,500	1.30
7	104 Washington Street	Victrian	4	2.1	13	\$899,999	\$899,999	\$850,000	94.44%	\$551,600	1.54
8	1735 Florida Street	Colonial	4	2.1	9	\$799,000	\$799,000	\$895,000	112.02%	\$593,700	1.51
9	400 Wells Street	Colonial	3	2.1	1	\$875,000	\$875,000	\$900,000	102.86%	\$658,500	1.37
10	804 Coolidge Street	Bi-Level	4	3.0	7	\$888,000	\$888,000	\$935,000	105.29%	\$634,000	1.47
11	1014 Boulevard	Colonial	4	2.1	8	\$999,000	\$999,000	\$1,210,000	121.12%	\$740,500	1.63
12	961 Cherokee Court	SplitLev	4	2.2	9	\$1,173,000	\$1,173,000	\$1,235,000	105.29%	\$980,100	1.26
13	74 N Cottage Place	Colonial	4	3.1	11	\$1,199,900	\$1,199,900	\$1,250,000	104.18%		
14	438 Longfellow Avenue	Colonial	4	2.1	9	\$1,195,000	\$1,195,000	\$1,300,000	108.79%	\$906,600	1.43
15	323 Grove Street	Colonial	4	2.1	6	\$1,150,000	\$1,150,000	\$1,375,000	119.57%		
16	3 Fairhill Road	SplitLev	4	3.1	13	\$1,299,000	\$1,299,000	\$1,451,000	111.70%	\$932,800	1.56
17	510 Hillside Avenue	Colonial	4	3.1	8	\$1,399,000	\$1,399,000	\$1,465,000	104.72%	\$824,000	1.78
18	517 Sherwood Parkway	Colonial	5	3.2	9	\$1,525,000	\$1,525,000	\$1,525,000	100.00%	\$941,500	1.62
19	311 Prospect Street	Colonial	6	3.1	20	\$1,550,000	\$1,550,000	\$1,550,000	100.00%	\$998,500	1.55
20	13 Sandy Hill Road	Colonial	6	6.0	40	\$1,699,999	\$1,699,999	\$1,652,000	97.18%	\$1,231,500	1.34



Westfield

September 2023 Market Snapshot

Units	Address	Style	Bedrms	Baths	DOM	Orig. List Price	List Price	Sales Price	SP:LP	Total Assessment	SP:AV
21	1 Kimball Circle	Tudor	6	3.2	18	\$1,759,000	\$1,759,000	\$1,700,001	96.65%	\$1,448,000	1.17
22	788 Fairacres Avenue	Colonial	5	4.1	4	\$1,700,000	\$1,700,000	\$1,725,000	101.47%		
23	827 Cedar Terrace	Tudor	5	3.2	1	\$1,650,000	\$1,650,000	\$1,729,000	104.79%	\$1,161,700	1.49
24	642 Tremont Avenue	Colonial	4	3.1	6	\$1,550,000	\$1,550,000	\$1,757,000	113.35%	\$1,138,100	1.54
25	527 Highland Avenue	Colonial	6	3.2	29	\$1,950,000	\$1,950,000	\$1,775,000	91.03%	\$1,541,900	1.15
26	636 Green Briar Court	Custom	6	6.1	1	\$1,899,000	\$1,899,000	\$1,899,000	100.00%		
27	708 Dorian Road	Colonial	6	6.1	8	\$1,799,000	\$1,799,000	\$1,910,000	106.17%	\$1,515,200	1.26
28	821 Village Green	Colonial	5	5.0	15	\$1,895,000	\$1,895,000	\$2,050,000	108.18%	\$1,487,400	1.38
AVERAGE					13	\$1,258,211	\$1,257,671	\$1,305,286	104.18%		1.41

Active Listings in Westfield

Number of Units: 32
 Average List Price: \$1,419,437
 Average Days on Market: 38

Under Contract Listings in Westfield

Number of Units: 30
 Average List Price: \$1,211,990
 Average Days on Market: 58

Westfield 2023 Year to Date Market Trends

YTD	January	February	March	April	May	June	July	August	September	October	November	December	YTD AVG
Days on Market	16	46	28	19	32	14	17	26	13				22
List Price	\$1,044,587	\$1,255,690	\$1,221,400	\$974,012	\$1,170,782	\$1,156,667	\$1,089,634	\$1,101,247	\$1,257,671				\$1,135,988
Sales Price	\$1,050,867	\$1,258,000	\$1,245,367	\$1,043,500	\$1,224,990	\$1,240,301	\$1,154,448	\$1,163,213	\$1,305,286				\$1,191,720
SP:LP%	100.42%	100.53%	102.03%	106.37%	105.41%	107.38%	107.73%	105.87%	104.18%				105.34%
SP to AV	1.24	1.30	1.35	1.36	1.45	1.40	1.42	1.42	1.41				1.39
# Units Sold	15	10	15	24	33	43	29	38	28				235
3 Mo Rate of Ab	1.06	1.89	2.76	2.14	1.23	0.96	0.94	0.68	1.10				1.42
Active Listings	33	35	32	29	27	37	26	30	32				31
Under Contracts	18	39	50	69	64	58	58	36	30				47

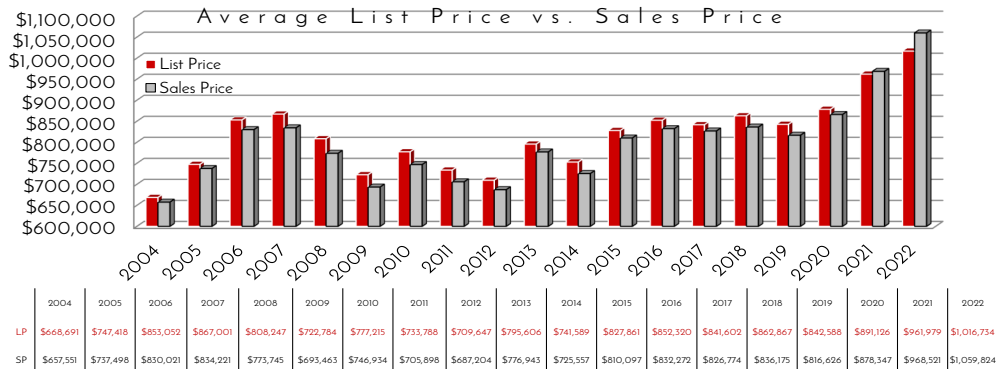
Flashback! YTD 2022 vs YTD 2023

YTD	2022	2023	% Change
DOM	27	22	-17.87%
Sales Price	\$1,065,166	\$1,191,720	11.88%
LP:SP	104.82%	105.34%	0.50%
SP:AV	1.29	1.39	8.24%

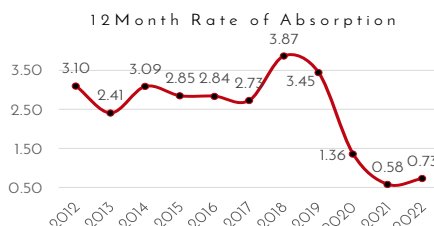
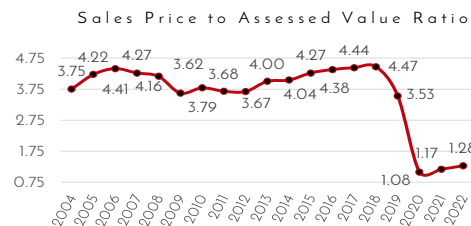


YTD	2022	2023	% Change
# Units Sold	280	235	-16.07%
Rate of Abs 3 Mo	1.28	1.42	10.76%
Actives	38	31	-18.55%
Under Contracts	58	47	-19.62%

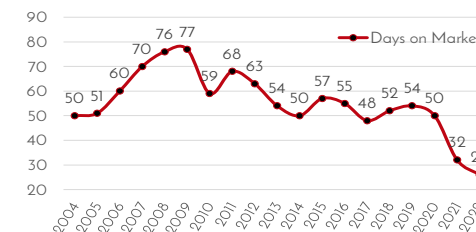
Westfield Yearly Market Trends



Westfield Yearly Market Trends



Average Days on Market



Number of Units Sold

